

PLANNING DIRECTOR HEARING

February 10, 2021

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No items.

3. CONSENT CALENDAR

- a. [HP20-003](#). Historic Preservation Permit Amendment (to Historic Preservation Permit HP05-001) to allow new energy-efficient windows, egress stair tower and balconies, rooftop terraces and skylights, alterations to storefront, rehabilitation of exterior, demolition of non-contributing one-story southeast addition and new addition facing Fountain Alley to the rear of Bank of Italy City Landmark (HS84-27), located on a 0.4-gross acre site in the San Jose Downtown Commercial Historic District located at 12 South 1st Street (BOI LLC, Owner) Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Rehabilitation and Restoration.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Historic Preservation Permit Amendment.

ACTION: APPROVED

- b. [PD20-009](#). Planned Development Permit to allow the construction of a new service/freight elevator and a new trash room for existing building “A”, the conversion of the existing trash room to loading spaces, and site modifications including the removal of six parking spaces and modifications to landscaping within an existing retail center on an approximately 25-gross acre site located northwest corner of Almaden Expressway and Blossom Hill Road intersection (5353 Almaden Expressway, Building A) (Almaden Plaza Shopping Center Inc, Owner) Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(e) for Minor Modifications to Existing Facilities.

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Planned Development Permit.

ACTION: APPROVED

- c. [SP19-068](#). Special Use Permit to modify a previously approved but not yet constructed project (File No.’s PDC18-009 & PD18-037) to increase the number of units from 48 to 54 residential units and decrease from 18,495 square feet to approximately 11,910 square feet of commercial space on an approximately 0.47-gross acre site located north Hemlock Avenue, approximately 530 feet westerly of Monroe Street (2881 Hemlock Avenue) (Yisrael 26 LLC, Owner) Council District 6. CEQA: Addendum to the Hemlock Mixed Use Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Addendum to the Hemlock Mixed Use Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. **Approve** a Special Use Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:26 a.m.